# Building Evaluation: County Court (252/262/272 Old Country Road)

## Architecture/Interiors/Structural Observations

*General*

The court building and two annex buildings were built together approximately in 1935 and are 67 years old. The Court Building (262) is three stories above grade and one story below. The annex buildings (252 & 272) are two stories above grade and one story below. The courthouse roof is a combination of hidden perimeter sloped metal standing seam and central flat replacement EPDM roof. The annexes' roofs are flat replacement EPDM with stone ballast. The plan of the courthouse is a rectangular shape (close to square) that has four courtyards (one per quadrant). The plans of the annexes are long rectangular shapes. The courthouse is in the center of the site with the annexes flanking it to the east and west. They are connected together underground by a tunnel at the basement floors. The total building gross area for the courthouse is 326,936 gsf excluding unfinished attic space under perimeter sloped roof. The total building gross area for each annex is 33,600gsf. The buildings are all elevated from grade and have steps leading up and into them. Ramps for the handicapped have been installed for each building at a primary entry. The total useable floor area of the building is 246,326 usf, yielding an overall building efficiency of 75%.

*Exterior*

The exteriors are classic modern designs of their era. The facades are limestone with sculpted scenes in the stone facia over the vertical fluted stone pilasters between recessed window/spandrels. The facades appear in good condition with the limestone generally clean and light in appearance. The spandrels are marble and the windows are painted steel single glazed double hung type with 4 vertical divisions of mullions. The windows of the courthouse are 5'-0" wide x 8'± high and on a module of 14'-0" on center on the exterior and 14'-0" on center at offices & 7'-6" on center at courtrooms in the courtyards. The annexes are similar, but simpler and smaller. The windows are similar in type and style but 5'-0" wide x 7'-6" high and on a module of 13'-2". All of the windows could be replaced for energy conservation purposes with aluminum frames and insulated glass that is tinted &/or low E coated. The annexes also have wide areaways (recessed landscaped courtyards) the length of the long facades. The courthouse has two primary entrances that create a through lobby. The center of the lobby is the full height of the building and has a mezzanine promenade at the third floor level and glass decorative panels that are lit from skylights on structure over them. The two public entrances of the courthouse at the exterior wall are two stories high in glass and decorative metalwork. The main entrances to the annexes are on the center of the long side facing the courthouse. They are single story entries with decorative metal and glass transoms and doors. The interior courtyards in the courthouse are brick that match the color of the stone facades. The copings are stone for all buildings. The roofs of the courthouse are in need of replacement. The sloped metal roof is covered in asphalt in an attempt to stop leaks. The flat roof was a fully adhered EPDM that has massive amounts of air under it causing it to bubble up and become loose. These roofs were redone in 1988 and are12 years old. The annex roofs appear in fair condition but the courthouse roof must be replaced.

*Structural*

The structure is composite steel concrete encased. The floor to floor heights in the courthouse are higher than typical office floors. The annexes are 12'-6 typically. The floor slabs have a concrete fill and screed coat. These would allow for conduits for power & telcom to be installed. The courthouse does not show any signs of columns or a grid. It appears to be bearing wall construction given the thick interior walls (no architectural plans, only CAD facility plans), but probably has columns buried in the walls. This needs to be verified. The outer ring of offices is 26'-8" at single loaded corridor and 42'-6" at double. This has a big impact on interior planning flexibility if uses change or grow. The courtyards do provide daylight to otherwise what would be interior circulation, work and courtroom spaces. The annexes are steel framed with 13'-2" on center perimeter column grid by 18'-7 ½ " on center at the outer bays and 14' at the center. The courthouse beams and girders are unknown. The annexes are typically 12" and some 16 ". The courthouse typical ceiling height is 10 '-0" with about 20'+ in the courtrooms. The annexes are typically 8'-3".

*ADA*

Handicap access into the building is by ramps at the raised plazas or steps. Security guards and metal detector and x-ray equipment are present at the entry to the courthouse. The buildings partially meet ADA in public areas.

*Core*

The courthouse building has a no central core. There are two primary cores with two passenger elevators each, stair, MEP shaft with toilet rooms in only one.

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The two secondary cores each have a controlled access elevator and stair. The stairs are distributed equally throughout the floor. The annexes have a central stair and toilet rooms. The other stair and 1elevator are at one end. The elevators for all are handicapped adapted and there is no separate freight elevator in any building. There are private toilet rooms for the judges' chambers, jury rooms and other miscellaneous functions. These are not ADA compliant, except partially for the jury rooms. This provides for easy accessibility without a lot of walking. There are 4 exit stairs distributed equally through the floor. They are each steel frames and are at least 6' wide.

*Interiors*

The courthouse interiors are generally in good to fair condition. The partitions are typically drywall painted or vinyl wall covering. The offices and corridors have 1x4 surface mounted lensed fluorescent light fixtures on plaster ceilings. The flooring is carpet typically. Doors are solid core wood with hollow metal frames. The door handles are generally not ADA compliant. The typical elevator lobby has marble walls & stair with plaster ceilings. The walls are block with plaster finish. The floor is terrazzo. The toilet rooms have terrazzo floors with ceramic tile wainscot and plaster ceilings. The courtrooms have wood paneled walls approximately one-third of the wall height. The walls above are plaster with decorative plaster ceilings and decorative pendant mounted incandescent light fixtures. The floors are carpet and VCT at the public side. The condition is a little worn at the paneling and floor finishes. These should be refurbished. The annexes have 2x2 acoustic tile suspended ceilings with 1x1 recessed PL lights and 2x2s. Doors are stained solid core with hollow metal frames. Much of the interiors are relatively new and in excellent condition. The mechanical and utility spaces in all buildings are painted plaster, block and concrete. No finish materials or ceilings are provided.

*Parking*

Parking is surface type in the adjacent parking lots. Taxi and vehicular drop-off or pick-up is far from the buildings.

*Suitability*

The buildings are old but have a real presence that commands attention. They were designed to accommodate the function they currently have, but the needs to support that are different today at a minimum in terms of personnel and adjacency interface. The administrative (office) side of the operations would work better in a more flexible plan that has larger column spacing and more windows.

### Recommended Options

In both the "Stay" scenario and the "Consolidation" scenario, County Court remains in its current use as court buildings.

## MEPS

*Mechanical*

*Services:* The. facility is served by a multitude of mechanical systems, which were retrofitted into the existing building in the 1950's to1960's. The main building and the East and West Wings are served by central mechanical systems.

Eleven (11) central air-handling unit utilizing filters, steam preheat coils, chilled water cooling coils supply conditioned air to the various interior and perimeter areas via duct risers and distribution ductwork. The courtrooms are each served by a dedicated air-handling unit as is the Lobby. The perimeter spaces are cooled and heated via two-pipe fan coil units located below the windows. (Although not confirmed, existing design drawings indicate steam heating coils within them.) Rooftop fans provide exhaust for the core toilets.

The East Wing is served by a relatively new McQuay rooftop chilled water unit with steam heating, and the West Wing addition is served by existing air-handling units in the Attic. Miscellaneous 5 to 10 TR packaged units and split systems also serve various spaces. The existing air-handling equipment, while reportedly operational, is antiquated, utilizing pneumatics for automatic temperature controls. The perimeter fan coil units are beyond the median estimated service life of 20 years.

A central chiller plant in the Basement is comprised of two (2) 900 TR Carrier chillers (one of which is currently not in running condition), five (5) 20 HP and one (1) 10 HP chilled water pumps to circulate to the air handlers and two (2) 50 HP condenser water pumps circulating condenser water for heat rejection to two (2) non-winterized galvanized steel cooling tower cells. Condenser water piping from the rooftop cooling tower is run outside the building in the Southwest courtyard. 6 in. chilled water mains extend from the main building plant to the East and to the West Wings via the Basement corridors.

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Heating for building is provided by a Central Steam Plant in the Basement of the building, comprised of four (4) H. B. Smith low pressure steam boilers, and one (1) smaller Weil-McLain 2,200 MBH gas-fired boiler to serve domestic hot water loads. Steam piping mains extend from the main building plant to the East and to the West Wings via the Basement corridors. Fuel oil storage tank is buried outdoors.

### Recommended Options

While the condition of the various HVAC piping systems is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed.

In light of the age of the current cooling plant equipment and the need for maintenance, in conjunction with the one (1) chiller which requires significant rehabilitation, it is recommended that new chiller equipment, air handlers, fan coil units and distribution ductwork and piping be provided. An alternative would be to refurbish the existing air handlers; fan coil units, chillers, pumps, cooling towers and reinsulate steam and chilled water piping and valves, to return them to original performance specifications and augmenting them with new automatic temperature controls, condenser water filtration, water treatment, etc., again with the presumption that the condition of the existing piping systems is satisfactory.

The boiler plant, circa 1961, appears to be in fair working condition noting that the median estimated service life of 35 years has been exceeded.

To serve 246,326 usable sq.ft. of office, cooling capacities in the range of 750 tons-refrigeration would be required, via the refurbished or new central chiller plant with air handlers of commensurate capacity or in conjunction with perimeter fan coil units.

### *Electrical*

The utility provides a 480/277V service feeding what appears to be a customer 4,000A service switchboard with six (6) circuit breakers serving two (2) 750 kva step-down transformers, two (2) chillers and two (2) MCC's. There is utility metering for the switchboard and the separate fire pump switch. The two (2) transformers serve secondary 120/208V switchboards with circuit breakers for light and power.

Available electrical capacity is assumed to be approximately 2.5 MW at .9 pf, which would provide about 10 w/sf, inclusive of mechanical requirements. Distribution is accomplished via pipe and wire feeders and subfeeders randomly run in the horizontal and vertically run in walls. Electric closets are not typical. Emergency power for egress lighting, sump pumps and fire alarm safety is provided by a 1931 Kohler natural gas 120/208V generator via a 150 ampere ASCO ATS.

In 262 and 252, the fire alarm consists of an old-style Edwards relay panel which was added onto an older Holtzer Calbot relay panel. Pull stations were observed in some locations. It is reported that the system does not call central station. Note that 272 Old Country Road has been upgraded with a 4100 Simplex System with addressable gongs, strobes, smoke detectors and a tie to central station.

Telecommunications consists of multi-pair P.O.T.'s lines entering each building with fiber available via the Nassau Traffic Network. There are telecommunications closets in each of the three (3) buildings as well as a single Verizon Frame Room.

No lightning protection system was observed.

### *Summary*

The electrical distribution system and life safety systems in the buildings, in total, are out-of-date and beyond their useful service lives.

### Recommendation

The incoming service may be a basis for a complete retrofit, as any new program for these buildings will undoubtedly require provision of all new electric work and life safety systems.

### *Plumbing*

Buildings 252 and 272 comprise two (2) stories above grade, one (1) below; Building 262 comprises three (3) stories above grade, 1 below.

*Storm Drainage:* Interior leaders, C.I. hub and spigot piping.

*Sanitary and Venting:* C.I. hub and spigot and no hub piping, wall-hung and floor outlet water closets, floor outlet urinals, lavatories, slop sinks and Kitchen sink. Building 262 has the Ejector in the Boiler Room. Building 272 has the Ejector in the Basement - pot above floor.

*Domestic Water:* Building 252 and 272 have no serv-

ice. Building 262 has an 8 in. service, three (3) 2 in. meters, two (2) 4 in. PPZ.

*Hot Water: Building 262 has a* 4 ft. diameter x 10 ft. long steam hot water storage type heater, two (2) 2" mixing valves (one at 100°F., one at 160°F) possible local mixing valves at Building No. 252 and 272 have four (4) pumped hot water returns. *Building 262 also has a* small electric hot water heater for Kitchen.

*Gas: Building 262* has a 4 in. gas service feeding four (4) boilers and 3 in. gas service feeding one (1) boiler and four (4) pilot lights.

Note: Kitchen has no cooking, no grease traps or dishwashers.

*Fire Protection*
*Building 252 and 272:* No fire protection.

*Building 262:* Fire standpipe protection with 1,000 GPM pump, PIV on service, detector check on service, fire hose valves and siamese connections.

*Summary*
Plumbing and standpipe system are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

### Recommended Options
While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler all buildings. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim.

*Vertical Transportation*
The building is served by four (4) 3,000 lb. passenger elevators, two (2) each in the North and South core, Floors 1 to 3, with the second car in each group also stopping at the Basement, one (1) passenger elevator each in the East and West Wings, and Floors 1 through 3, and one (1) freight elevator stopping on the Basement through the 3rd Floor.

As a general overview, the existing elevator configurations would most likely not provide the desired level of service required to facilitate an office operation.
As a general rule of thumb, an office occupancy in this building would require five (5) to six (6) Passenger elevators in a common Lobby and a single freight elevator would be suggested.

A thorough review of each existing elevator would be required to determine whether or not it would be possible to retain and reuse a portion of the system or if all new equipment should be installed to change to the office occupancy. Of course, should the building remain as a Court, the elevator systems would require a thorough review with respect to operation and maintenance.

## Environmental

The Main Building of 252/262/272 Old Country Road was constructed in 1935. Ambient Group, Inc. inspected the subject property on July 10, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports.

*Petroleum Bulk Storage Tanks*
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program. Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosions resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property revealed that three (3) petroleum bulk storage tanks exist onsite. Building records indicated that the facility contains one (1) 20,000 gallon #4 underground fuel oil tank and two (2) 275 gallon diesel day tanks.

In addition, the facility is required to comply with line items 1 and 2 listed above. Ambient Group, Inc. was not provided with records indicating that periodic

tightness testing or monitoring have been performed. Annual costs to perform these operations are estimated to be $500.

*Asbestos Containing Materials*
Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the following presumed asbestos containing materials were identified within the subject property in the following locations: located throughout the entire building, boiler and A/C rooms, heat and A/C piping and "Air-cell" backer board associated with radiators.

The following materials were identified:

- Pipe Insulation
- Floor Tiles: 9" x 9"
- Roofing Materials
- Other Miscellaneous Mechanical Insulation (i.e. tank insulation, duct insulation)

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition. Pricing related to asbestos abatement will provided in a separate summary table that will include all the properties identified in the relocation project.

Presumed Lead Based Paint
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

*Deferred Maintenance*
Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.

In addition, Ambient recommends that any lead-based paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.

# Building Evaluation: Family Court (1200 Old Country Road)

## Architecture/Interiors/Structural Observations

*General*
The building was built in the early 1960s and is about 40 years old. The building is three stories above grade and 1 story below. The penthouse floor is set back and houses the MEP equipment. All are hidden from view. The building plan is a long rectangular shape with a slightly protruding central entry section. There is an underground tunnel that connects to the juvenile detention center behind it. The building was originally designed for the current use. The building total gross area is 63,757 gsf, of which 56,601 usf are useable, yielding a building efficiency of 89%. The building first floor is slightly elevated and must be entered by going up exterior stone steps. There is a handicapped ramp at one of the entrances. The building has wide/deep areaways on all sides to let light and air down to the basement office areas. There are also low walled planters flanking the two primary entrances that form a central through lobby. The building is flanked by two temporary prefab wood structures that are two stories tall and connected by enclosed passageways at the first floor.

*Exterior*
The exterior is a plain modern design that is a solid masonry wall with white brick and limestone top floor window header band and parapet coping. The elevated areaway walls and mechanical penthouse are also white brick with limestone coping. The brick work has been partially if not fully repointed. There are visible blotches that show up unevenly. The limestone is worn and spalling in many places. The windows, 5'-0" x 7'-0", are a double hung single glazed type. Vertically between windows are gray granite spandrels. These form vertical strips that alternate with solid brick wall, 5'-0" wide. The windows typically are on a 10' on center module. Upgrading them to insulated units with tinted and/or low E glass would benefit energy conservation. The public entrances are one story high with a projecting metal canopy and have a two story curtain wall above of clear anodized aluminum with the typical operable windows and granite spandrels. The roof is a replacement EPDM fully adhered type installed in 1997.

Condition appears fair. The temporary annexes are not suitable for long term use.

*Structural*
The structure is composite steel concrete encased. The floor to floor heights are 12'-0" . The basement Mechanical Equipment Room goes below the regular floor to provide a 1 ½ story high space. The perimeter column grid is varying, from 21'-0", 13'-6", 16'-5", 14'-3", etc. The cross section is three bays of 21'-0" for the outer ones and 7'-0" for the center. The plan is basically a double loaded corridor concept with around 20'-0" clear at the perimeter. This does not allow for the best office efficiency and flexibility of layout. The floor slabs have concrete fill atop and could be utilized for conduits to carry power & telcom. The ceiling heights are 8'-0" at corridors and 9'-0" in work areas.

*Core*
The building has a central core of toilet rooms, one stair and one elevator for both passenger and freight use. The capacity is insufficient for good service. The toilet room for men does not meet ADA access clearance requirements. There are two other exit stairs, with one at each end of the building. They are each steel framed with plaster ceilings on the central one. It also has ceramic mosaic tile wall finish with terrazzo floor and treads. The railing is an architectural aluminum design. The main stair is over 5'-0" wide. The others are 4'-0" wide each.

*Interiors*
Security guards and metal detector and x-ray equipment are present at the entry to the building. The Lobby is a non-descript one story space clad in granite. The floor is terrazzo and the ceiling is concealed spline perforated metal 1x2 snap-in tiles. Partitions are block with painted plaster and/or drywall. Some also have a vinyl wall covering. Frames and doors are painted hollowmetal. partitions are typically drywall painted or vinyl wall covering.. The interiors are generally in fair to poor condition. There is some vinyl wall covering. Lights are 2x4 recessed lensed fluorescent. The door handles are not all ADA compliant. The corridors are VCT and the offices are carpet. The toilet rooms are ceramic tile finish with metal toilet partitions. The courtrooms are of a similar finish to the offices and corridors. No finish materials or ceilings are provided in basement utility and mechanical areas.

*Parking*
Parking is surface type in the adjacent parking lot. Taxi and vehicular drop-off or pick-up for employees and visitors can occur in parking lot.

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*Suitability*
The building is relatively not as efficient and flexible as deeper buildings that are more square in plan. The lack of separation of service, potential detainees, employees and public is inappropriate and should be corrected. If this building was converted to an office building use entirely, it would need to have the passenger elevators increased to two and adjacent with a separate freight. The narrow plan shape with the double loaded corridor is inefficient and lacks flexibility.

### Recommended Options
Although the building is useable as office space, its location along one of the major retail corridors of Nassau County makes the highest and best use of its site commercial retail. Its disposition is therefore recommended, assuming that the additional functions housed in the adjacent Juvenile Detention facility can be accommodated in another location.

## MEPS

*Mechanical*
*Services:* The facility is served by a multitude of mechanical systems. The main building is served by central mechanical systems, while the East and West wing additions are served by packaged equipment.

A 9-zone, 9,500 cfm multizone central air handling units utilizing filters, steam preheat coils, chilled water cooling coils and its corresponding 4,300 cfm return air fan supplies/returns conditioned air to the interior and perimeter office areas via duct risers and distribution ductwork above the central corridor ceilings. The perimeter offices and spaces are heated and cooled via two-pipe fan coil units located below the windows. Over the years, partitions have been constructed between the perimeter fan coil units and the corridor, creating interior rooms with effectively no cooling and perimeter rooms with no mechanical ventilation (although the windows are operable). A rooftop fan provides exhaust for the core toilets.

The East and West wing additions are served by rooftop air-cooled units, split systems and heat pumps. The existing air handling equipment, while reportedly operational, is antiquated, utilizing pneumatics for automatic temperature controls. The perimeter fan coil units are beyond the median estimated service life of 20 years.

A central chiller plant in the Basement is comprised of two (2) 10-year-old 150 TRS Carrier chillers, two (2) 5 HP chilled water pumps to circulate to the air handlers and two (2) 7-1/2 HP condenser water pumps circulating condenser water for heat rejection to two (2) non-winterized galvanized steel BAC cooling tower cells. Three (3) 1-1/2 HP secondary water pumps circulate chilled water or hot water via steam-to-hot water heat exchangers to the perimeter fan coil units as dictated by season.

Heating for the building is provided by a Central Steam Plant in the Basement of the building, comprised of two (2) Weil-McLain oil-fired boilers, each with a 2,655 MBH capacity, and one (1) smaller HB Smith gas-fired boiler to serve domestic water loads. Fuel oil storage tank is buried outdoors.

### Recommended Options
While the condition of the various HVAC piping systems is reportedly satisfactory, and it should be noted that CPVC piping was used to retrofit a portion of the existing condenser water system, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed.

In light of the age of the current cooling plant equipment and the need for maintenance, it is recommended that new chiller equipment, air handlers, fan coil units and distribution ductwork and piping be provided. Simultaneously, the systems serving the wing additions could be added to the central plant (of increased capacity). An alternative would be to refurbish the existing air handler, fan coil units, chillers, pumps, cooling towers and reinsulate chilled water piping and valves, to return them to original performance specifications and augmenting them with new automatic temperature controls, condenser water filtration, water treatment, etc., again with the presumption that the condition of the existing piping systems is satisfactory. The air-cooled systems serving the wing additions would likewise require rehabilitation to assure adequate operation.

The boiler plant, circa 1961, appears to be in fair working condition noting that the median estimated service life of 35 years has been exceeded.

To serve 64,000 sq.ft. of office, cooling capacities in the range of 175 tons-refrigeration would be required, via the refurbished or new central chiller plant with air handlers or, alternatively, new discrete rooftop air-

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cooled units with steam heating.

*Electrical*
Service is provided from an underground utility medium voltage transformer via a 2,000 ampere bus to a 2,000 ampere Pringle BPS service switch at 120/208V. The two Butler buildings that form the East and West Wings are each served by an individual pole-mounted utility transformer serving a three (3) pole, 400A service switch. Total electrical demand capability is approximately kw at .9 pf.

Distribution is provided via circuit breakers in a main distribution panel by pipe and wire feeders to two (2) section 200 ampere lighting and utility panels, in combination janitor/electrical closets on each floor. Emergency power is provided by a 1960's vintage 70 kw Onan generator and 150 ampere ASCO ATS, serving egress lighting.

The fire alarm system is a Honeywell with pull stations, elevator lobby smoke detection, and limited strobe coverage. There is no tie to central station.

Telecommunications consists of P.O.T. (plain old telephone) lines with limited fiber availability via the county's traffic network.

There is no lightning protection.

*Summary*
The building's electrical infrastructure has not been updated or modernized, with much of the equipment outdated, not compliant with present codes and beyond its useful service life.

Recommended Options
Any new program would most likely necessitate provision of all new electrical work, including life safety systems.

*Plumbing*
*Storm Water:* Interior leader's C.I. hub and spigot piping.

*Sanitary and Venting:* C.I. hub and spigot piping with wall-hung water closets, floor stall urinals, lavatories, slop sinks, Child Center with plumbing fixtures.

*Domestic Water:* Combined FSP/domestic service 4 in. with two (2) 2 in. meters 3 in. RPZ's, one (1) pump and 30 in. diameter x 6 ft. high pressure tank in roof MER (70 psi street pressure).

*Hot Water:* 30 in. diameter x 6 ft. long horizontal storage tank with gas-fired hot water heater (old heater), 2 in. connections, 1 in. gas and HWR pump.

*Gas:* For domestic hot water heater.

*Fire Protection*
*Sprinklers:* None.

*Standpipe:* 4 in. combine FSP/domestic service with 4 in. check valve, 2-1/2 in. hose valve and hoses, roof manifold and siameses.

*Summary*
Plumbing and standpipe system are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

Recommended Options
While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler the building. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim. Install new hot water heater. Install mixing valves on hot water heater outlet.

*Vertical Transportation*
The Center (main) Building is served by a single 2,500 lb. passenger elevator with stops at the Basement, Floors 1, 2 and 3.

As a general overview, the existing elevator configuration would most likely not provide the desired level of service required to facilitate the new operations. In both commercial and governmental buildings, single elevator applications are not considered an acceptable design standard.

It is generally recommended that a minimum of two (2) elevators be provided to insure consistent reliable elevator service under almost all conditions, including regular maintenance, repairs and equipment malfunctions.

A thorough review of the existing elevator would be required to determine whether or not it would be possible to retain and reuse a portion of the system or if all new equipment should be installed.

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## Environmental

The Main Building of 1200 Old Country Road was constructed in 1960. Ambient Group, Inc. inspected the subject property on July 10, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports.

*Petroleum Bulk Storage Tanks*
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program. Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property revealed that three (3) petroleum bulk storage tanks and three (3) chemical storage tanks exist on-site. Building records indicated that the facility contains two (2) 10,000 gallon #2 underground fuel oil tank, one (1) 1,000 gallon diesel underground fuel oil tank, one (1) 1,000 gallon waste oil, one (1) 55 gallon chemical storage tank and one (1) 110 gallon chemical storage tank.

In addition, the facility is required to comply with line items 1 and 2 listed above. Ambient Group, Inc. was not provided with records indicating that periodic tightness testing or monitoring have been performed. Annual costs to perform these operations are estimated to be $500.

*Asbestos Containing Materials*
Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the following presumed asbestos containing materials were identified within the subject property in the following locations: located throughout the entire building, boiler and A/C rooms, fitting insulation associate with heat and A/C piping.

The following materials were identified:

- Pipe Insulation
- Floor Tiles: 9" x 9"
- Roofing Materials
- Other Miscellaneous Mechanical Insulation (i.e. tank insulation, duct insulation)

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition. Pricing related to asbestos abatement will provided in a separate summary table that will include all the properties identified in the relocation project.

*Presumed Lead Based Paint*
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

*Deferred Maintenance*
Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.

# Building Evaluation: Family Court (1200 Old Country Road)

In addition, Ambient recommends that any lead-based paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.

# Building Evaluation:
# Juvenile Detention
# (61 Carmen Avenue)

## Architecture/Interiors/Structural Observations

*General*
The building was built in the mid 1950s and is about 45 years old. An addition was built in the 1970s. The building is one story above grade and part of one story below. There is an underground tunnel that connects the Juvenile Detention Center to the Family Court Building in front of it. It is a brick building with sloped roofs and flat roofs. The plan is a capital 'F' backwards (mirrored). The building's gross floor area is 38,335 gsf, of which 35,804 usf are useable floor area, yielding a building efficiency of 93%.

*Exterior*
The exterior is a plain modern design that is trying to look residential in nature. The exterior walls are light gray brick. They appear to be in good to fair condition. The windows are typically painted metal double hung single glazed. They are about 3'-0" wide x 5'-0" high. They have intermediate mullions that form three over two. The windows could be upgraded to insulated glass with a tint and/or a low E coating. The sloped roof is slate shingles and appears in good condition. The flat roofs are EPDM and appear fair. Both are replacement roofs from 1991 (11 years old). There is accessible attic space. There is one public primary entrance. It is approached through an open arcade. There are a few steps from the sidewalk to the arcade and a ramp for handicap access too. The windows are placed in the façade typically as single punched openings, though the class rooms have them in pairs. There is one inner courtyard and the glass is a fixed insulated full height storefront. The building and additions were built for the intended purpose.

*Structural*
The structure is a mixture of steel framing for large spaces like the gym, etc. and masonry bearing wall in the typical double loaded corridor concept for the detention rooms. There are no structural drawings available. The ceiling heights are typically 8'-0" and 9'-0" in the cafeteria and other larger spaces. The service entries, controlled exterior recreation areas, and public entry are separated from one another.

*Interior*
The public lobby and administrative spaces are in good condition and have carpet flooring, painted plaster &/or drywall partitions, suspended ceiling with recessed fluorescent lights. The corridors have VCT flooring. The detention side is in fair to poor condition. The floor is VCT, the walls are painted block and painted block with wainscot of glazed brick tile. Doors and frames are painted hollowmetal, suspended ceilings are 2x4 lay-in acoustic tile with 1x4 recessed fluorescent lensed lights. Some ceilings are plaster &/or drywall. The common shower/toilets are open to view for security purposes.

*Parking*
Parking is surface type in the adjacent parking lot. Taxi and vehicular drop-off or pick-up for employees and visitors can occur in parking lot near the entry.

### Recommended Options
As with the adjacent Family Courts building at 1200 Old Country Road, the building's location on one of Nassau County's major retail corridors suggests that a juvenile detention facility is not the highest and best use of the property. In the context of relocating the Family Court from 1200 Old Country Road to enable the marketing and disposition of that building, it is recommended that alternative locations for the juvenile detention function be explored in order to facilitate disposition of 61 Carman Avenue.

## MEPS

*Mechanical*
*Services:* The facility is served by a central heating plant with multiple zone hot water radiant floor and miscellaneous steam unit heaters.

Air conditioning for cooling purposes is not provided in general, though small air cooled split systems and window units currently serve miscellaneous office areas and the Gymnasium.

Heating for the building is provided by an independent central steam plant located in the Basement. This plant consists of two (2) H. B. Smith boilers fired on No. 2 oil.

### Recommended Options
While the condition of the hot water piping system is reportedly satisfactory, recommendation of its reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. The piping embedded within (or below) the concrete slabs must be tested; additionally, some locations reportedly are not operational.

In light of the foreseen program use for this building as an office space, thereby the need for air conditioning, new mechanical equipment and its distribution

# Building Evaluation: Juvenile Detention (61 Carmen Avenue)



ductwork and piping will be required.

To serve 38,000 sq.ft. of office space, cooling capacities in the range of 125 tons-refrigeration would be required, be it via central chiller plant with air handlers in conjunction with perimeter fan coil units or discrete rooftop or split-system air-cooled units with hot water heating in conjunction with air-cooled packaged under-window air conditioners with baseboard hot water heating.

Should the facility use remain as Juvenile Detention, it is strongly recommended that modern air conditioning systems be added along with new heating equipment to achieve zone control for the individual cells and facility uses. Should the existing heating system be chosen to remain, overhaul of the radiant piping in/under the slabs is required where heat is non-functional; the remainder of the radiant piping needs to be tested to establish reliability, and the boilers, the dozen or so hot water pumps, the zone control valves associated with the system need to be tested and the piping reinsulated accordingly.

### *Electrical*

The building is served via a medium voltage utility transformer feeding a Square "D" 3-pole, 1,600 ampere service switchboard with four (4) 3-pole, 600 ampere QMQB switches for the chillers and a main distribution panelboard. The electrical capacity of the building is approximately 400 kw at .9 pf.

Distribution is via pipe and wire feeders to panels located in a secondary Electric Room.
There is a 1990's vintage 50 kw International diesel generator serving lighting.

There is an Edwards fire alarm system with gongs and smoke detectors, but no strobe coverage. There is a one-way voice communication system and an annunciation panel at reception.
Telecommunications is accomplished via P.O.T.'s lines with limited access to fiber via the county's traffic network.

There is no lightning protection.

### *Summary*

The building's 50-year-old electrical infrastructure has not been significantly upgraded. Much of the equipment is beyond its useful service life. The life safety systems, although upgraded, are not Code-compliant.

### Recommendation

Any new programmatic requirements would necessitate the provision of new electric work and life safety systems.

### *Plumbing*

*Storm Drainage:* Roof gutters, exterior downspouts, C.I. leader shoes, interior courtyards, dry wells. Duplex sump pump in mechanical space, duplex sump pump in Boiler Room.

*Sanitary and Venting:* Cast iron, galvanized steel and no-hub with wall-hung water closets, urinals and lavatories, stall-type gang showers, Kitchen sinks, dishwasher and grease trap (interior) workshop sinks, prison-type combination water closet/lavatory in three (3) rooms in both male and female areas, free-standing electric water coolers.

*Domestic Water:* 2 in. service, 2 in. meter, RPZ and brass/copper piping.

*Hot Water:* Steam-heated hot water heater/storage tank, 4 ft. diameter x 12 ft. long, pumped HWR, booster heater at dishwasher.

*Gas:* None.

### *Fire Protection*

*Standpipe:* 4 in. sprinkler service, meter, alarm check valve with distribution to partial areas in male and female areas, Kitchen, Lunchroom and Shop.

*Sprinklers:* None.

### *Summary*

Plumbing and standpipe system are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

### Recommended Options

While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler the building. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim. Install new hot water heater. Install mixing valves on hot water heater outlet. Install prison-type fixtures in all male and female cells.

# Building Evaluation:
# 890 Carmen Avenue

## Architecture/Interiors/Structural Observations

*General*
The building was originally a temple. It was built around the late 1950s and is 45 years old. It is a one-story building that has been added to over time. There are no floors below grade. The building has a undesigned look to it. The various components do not go together. The building does not meet ADA fully.

*Exterior*
The exterior is a mixture brick, metal panels, wood and block with various type windows. The roofs are slightly sloped flat roof type and an asphalt shingled slope hip roof. Metal facia and coping

*Structural*
The structure varies depending on the particular section of the building. Specifics on structure not known. The ceiling height is 8'-0" in the corridor and 9'-0" in the work spaces. No drawings available other than facility CAD drawings of plan.

*Interiors*
The interiors are generally in fair condition. The doors and frames are hollowmetal. The walls are either painted block, painted drywall &/or drywall and wood panels. The ceilings in the workspaces are suspended acoustic tile lay-in 2x2, concealed spline 1x1 acoustic ceiling and plaster &/or drywall painted. The lights are suspeneded lensed continuous 1x4s and 2x4 recessed lensed fluorescent. Window treatment is vertical binds and drapes. No finish materials or ceilings are provided in utility or mechanical areas.

*Parking*
Parking is surface type immediately adjacent in parking lot. Taxi and vehicular drop-off or pick-up for employees and visitors can occur at street in close proximity to entrance.

*Suitability*
This is not an appropriate building for any county government use. The size, shape, construction are not appropriate for an institution.

Recommended Options
Given the proximity of this site to the major retail corridor nearby, and the fact that it is not suited to its current use, it is recommended that disposition of the property be considered along with that of 1200 Old Country Road and 61 Carman Avenue.

## MEPS

*Mechanical*
*Services:* The facility is served by self-contained systems.

Eight (8) packaged, self-contained Servel gas-fired, air-cooled systems (of unknown capacity) serve the cooling (and heating) requirements of various interior and perimeter zones of the building. Electric baseboard heaters with sheet metal enclosures are provided below the windows.
Recommendation: While the current cooling/heating equipment visually appears to be in fair to good condition, it is reportedly maintenance intensive. It is recommended that as part of a general renovation of the building to remain as office occupancy, the air conditioning systems be replaced with conventional electric-driven, air-cooled packaged equipment, approximately 20 TR capacity, configured with gas heat. The existing electric baseboard heat would be replaced with new.

*Electrical*
The electrical service consists of a utility feed from a pole-mounted transformer to a 3-pole, 400 ampere, 120/208V service switch. This would provide about 1.1 kw at .9 pf for a little less than 3 w/sf.

*Summary*
No Code-compliant life safety systems were observed.

Recommended Options
Any new program would require provision of new electric and life safety infrastructure.

*Plumbing*
*Storm Drainage:* Roof gutters, exterior downspouts, C.I. leader shoes, dry wells.

*Sanitary and Venting:* Cast iron and galvanized steel with wall-hung water closets and urinals, floor outlet water closets, lavatories and freestanding electric water coolers.

*Domestic water.* 2 in. service.

Hot Water: Local hot water storage heaters electrical.

*Gas:* 3 in. gas service, gas pressure regular. For exterior heating and cooling units.

*Fire Protection*
Only fire extinguishers.

# Building Evaluation: 890 Carmen Avenue

*Summary*
Plumbing and standpipe system are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

Recommendations
While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim.

## Environmental

The Main Building of 890 Carmen Avenue was constructed in 1953. Ambient Group, Inc. inspected the subject property on July 12, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports.

*Petroleum Bulk Storage Tanks*
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program. Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit did not indicate the presence of any petroleum bulk storage tanks located on the subject property.

*Asbestos Containing Materials*
Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the following presumed asbestos containing materials were identified within the subject property in the following locations: located throughout the entire building, boiler and A/C rooms and heat and A/C piping.

The following materials were identified:

- Pipe Insulation
- Floor Tiles: 9" x 9"
- Roofing Materials
- Other Miscellaneous Mechanical Insulation (i.e. tank insulation, duct insulation)

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition. Pricing related to asbestos abatement will provided in a separate summary table that will include all the properties identified in the relocation project.

*Presumed Lead Based Paint*
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

*Deferred Maintenance*
Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.
In addition, Ambient recommends that any lead-based

# Building Evaluation:
# 890 Carmen Avenue

paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.

# Building Evaluation:
# 40 Main Street

## Architecture/Interiors/Structural Observations

*General*
The building was completely renovated including a new street façade in 2000. The building is 3 stories above grade and 1 story below grade. There is a small mechanical penthouse at the rear of the building. It has buildings abutting each side and is a full block in depth. The narrower front façade is on the property line (sidewalk) and forms part of the street wall of downtown. The entrances to the building are level with the sidewalks. The roof is flat with a surrounding parapet. The building plan is a long rectangular shape. The county has 23 years left on the lease of the building. It provides offices for the Civil Service, Youth Board, Drug & Alcohol Control and CASA. The rentable area of the building is 67,110 square feet. No architectural and structural plans were available.

*Exterior*
The exterior facing the street is a slightly post modern design of brick masonry wall and EIFS (simulating limestone) at the cornice, central bay above the entrance, second floor expressed lintel with freestanding column enclosures, and window surrounds. The slightly recessed first floor has marble walls on each side of the entry behind the freestanding columns. The entry is in the center bay and is all glass/stainless storefront. The windows on the upper floors are square in shape and spaced approximately 10'-0" on center in each outer bay (two each) and in the center of the center bay (one each). The windows are insulated glass with a tint and/or low E coating and clear anodized aluminum frame. The are operable pivot units for cleaning purposes. The roof was not replaced at the time of the full renovation. It is an old built up roof that has been silver coated to minimize UV damage (age not known) that appears mostly in fair condition. The copings are original terracotta tiles except for the front which is aluminum. There are several steel dunnage for MEP equipment and other smaller rooftop equipment mounted on their own curbs.

*Structural*
The structure is composite steel concrete encased. The 1st to 2nd floor height is atypical and higher than the others (around 15'-0" versus 11'-0"±). The cross section of the building (short direction) has 3 unequal bays with the two outer ones the largest. The ceiling heights are generally 8'-6" with those on the first floor able to be 10'-0" to 11'-0".

*Core*
There is no central core. The building has its primary entrance from the street front and its lobby is adjacent serviced by one passenger elevator and exit stair. This lobby is separated from the first floor by a glass storefront similar to the exterior. There is a corridor that goes from the lobby through the center of the building to the rear. At the rear is another elevator that is service type (both passenger and freight) with scheduled access. It is located next to an exit stair, original toilet rooms and the newly created ADA-compliant single user type toilet room (one for each sex). The stairs are standard steel construction with pipe rails. There is a separate service entrance from the public in the rear of the building. The original toilet rooms have not been renovated and are in poor condition. They have ceramic tile finish. The portions of the building not typically seen or used for the public or tenants shows the age of the building and are unrefurbished.

*ADA*
The renovation meets ADA compliance.

*Interiors*
The lobby has marble walls, stone floor, exposed spline 2x2 acoustic suspended ceiling with recessed PL down lights and decorative pendant fixtures. The corridors are painted drywall partitions, VCT floors, suspended exposed spline 2x4 acoustic ceiling and 2x4 recessed fluorescent lensed lights. The office spaces are carpet floors, painted drywall partitions full and partial height. The plan is generally open landscape with fixed short drywall partitions but no enclosed corridor. The ceilings are suspended exposed spline 2x4 acoustic ceilings and 2x4 recessed fluorescent lensed lights. The only daylight into the building work spaces is on the street façade which has five individual windows per floor. This makes for predominately artificial lit space due to the lack of windows and natural daylighting. The toilet rooms are ceramic tile finish with metal toilet partitions. No finish materials or ceilings are provided in basement utility and mechanical areas.

*Parking*
Parking is available in a parking lot near the rear of the building a half block away. Taxi and vehicular drop-off or pick-up for employees and visitors could occur in the front street at curbside if there was a no parking zone that would allow for this activity.

*Suitability*
The building would better serve activities not requiring much daylight. The floor plate is basically efficient for

# Building Evaluation: 40 Main Street

office functions otherwise.

### Recommended Options
Due to its location in Hempstead and its accessibility to transit and parking, it is recommended that 40 Main Street be considered as a potential location of a consolidated center either for all HHS Intake functions or for all HHS administrative functions.

## MEPS

### *Mechanical*
The facility is served by multiple rooftop mechanical systems.

Ten (10) virtually new Trane rooftop self-contained, packaged, air-cooled air conditioning units with gas heating in various locations on the roof of the building serve the building's cooling (and heating) requirements. One (1) nominal 20 TR, one (1) nominal 15 TR and six (6) nominal 3-5 TR units provide cooling and heating to the three (3) floors and the basement via vertical shafts and horizontal duct distribution to ceiling diffusers, though zoning was not identified. Stairwells appear to be mechanically pressurized and vented.

Various direct gas-fired unit heaters serve the roof mechanical areas.

### Recommended Options
The condition of the HVAC systems is good, and all were in operation at the time of the observation, with recommendation of their continued use.

### *Electrical*
Incoming service comes from the utility via an underground feeder to a customer 3,000 ampere BPS service switch. There are several 225 ampere frame circuit breaker disconnects, utilized as secondary switchgear in the Basement Service Room, and a 3,000 ampere bus duct to a 3,000 ampere secondary switchboard in a remote location in the basement. This provides approximately 1 MW at .9 pf, which equates to in excess of 15 w/sf, inclusive of mechanical loads.

Distribution from the main distribution board is via pipe and wire feeders and subfeeders.

No emergency generator was observed.

No lightning protection was observed.

The fire alarm system incorporated horns, strobes, smoke detection, water flow and dampers, with a central station tie through an Edwards EST 3 addressable system in the Service Room.

Telecommunications utilizes fiber on the Nassau County Traffic Network.

### *Summary*
This is a recently remodeled building with ample electrical service and operational switchgear and fire alarm system.

### Recommended Options
Programmatic changes could require an EPS, additional feeder to be run as well as new branch circuitry. Any use of the adjacent unremodeled building, 42 North Main, would require all new electrical work as well as life safety systems, possibly served from 40 North Main.

### *Plumbing*
*Storm Water:* No-hub C.I. piping, interior leaders, single sump pump installation and duplex sump pump.

*Sanitary and Venting:* No-hub cast iron, wall and floor water closets, wall urinals, lavatories, slop sinks, wall electric water coolers, Pantry sinks, duplex ejector pumps.

*Domestic Water:* Metered service, RPZ on service, pump system, pneumatic tank at roof level MER.

Hot Water: Local electric hot water heaters in toilets.

*Gas:* 4 in. gas service, metered for 7,000 CFH max, rooftop mechanical units, gas unit heaters in Roof Penthouse.

### *Fire Protection*
*Standpipe:* 2-1/2 in. Fire Department valves in stairwell with siamese connections.

*Sprinklers:* Entire building is sprinklered.

### *Summary*
Plumbing and fire protection systems are in good condition since this is a recent remodeled building.

### Recommended Options
Modification to the system only as required by new occupancy.

# Building Evaluation:
# 40 Main Street

*Vertical Transportation*
As a general overview, the two (2) single 3,000 lb. elevators in each end of the lobby would likely provide less than the desired level of service required to facilitate this office operation, noting that in both commercial and governmental buildings, single elevator applications are not considered an acceptable design standard.

It is generally recommended that a minimum of two (2) elevators in each selected location be provided to insure consistent reliable elevator service under almost all conditions, including regular maintenance, repairs and equipment malfunctions.

While it is not feasible to easily add elevators (to provide two [2] in each group or one [1] group of three [3] in a single lobby location), a thorough review of the existing elevator would be required to determine whether or not it would be possible to retain and reuse a portion of the system or if all new equipment should be installed to accomplish this criteria.
The single freight elevator is manual with vertically biparting doors.

## Environmental

*Asbestos Containing Materials*
Based on information provided by the developer of 40 Main Street, the facility is asbestos free.

# Building Evaluation: 1255-75 Newbridge Road

## Architecture/Interiors/Structural Observations

*General*
The building was renovated completely 10 years ago. It is one story above grade with some mezzanine spaces. The building renovation was designed to accommodate the current use. The plan is a large rectangular shape and is freestanding. The roof is flat and has many rooftop units. None are screened to hide from view. The useable area is approximately 65,000 ± square feet. Entry is at grade. It conforms to ADA. It houses police office functions, garage, storage and limited vehicle maintenance.

*Exterior*
The exterior is a EIFS (synthetic stucco surface, insulated wall) with corrugated metal facia above. The inside perimeter walls are masonry block that are exposed to view in the utility and garage areas. The windows are generally at the front and are short horizontal strips. The garage doors have vision glass and the garage has clerestories. The glass is an insulated type with fixed aluminum frames. Condition of the façade is very good. The roof is flat replacement EPDM fully adhered. It is ten years old.

*Structural*
The structure is steel framed with open web joist roof framing. concrete encased. The underside of structure is about 16'-0". There are no architectural or structural drawings available. The plan for the office activities is basically a double loaded corridor concept. None of the office environment has windows except just at the front entry. The ceiling heights are 8'-6" at corridors and 9'-6" in work areas.

*Core/Interior*
The building has no central core. The lobby and corridor have quarry tile floors and the office space have carpet floors generally with some VCT. The partitions are painted drywall, the ceilings suspended 2x2 lay-in acoustic tiles, lighting is 2x2 recessed lensed fluorescent fixtures. The toilet rooms are ceramic tile floors and wainscot. The garage has painted concrete floors and painted block walls. There is no suspended ceiling but the structure and services are painted.

Pendant mounted sodium lights are utilized. The condition of the building interiors is good.

*Parking*
There is limited parking in front of the building and on the side and rear. It is all surface parking. There is garage parking for motorcycles and special emergency vehicles.

*Suitability*
Due to its location adjacent to a community shopping center, the highest and best use of 1255-75 Newbridge Road is as a community retail use.

### Recommended Options
In the Consolidation scenario, the programmatic elements of the Police Department currently housed in 1275 Newbridge Road would be accommodated in a new Public Safety Center. Due to its location adjacent to a community shopping center, the highest and best use of 1275 Newbridge Road is a community retail use.

## MEPS

*Mechanical*
*Services:* The 65,000 ± sq.ft. facility is served by a central hot water heating plant and twelve (12) rooftop packaged air-cooled air conditioning units with gas heat, miscellaneous hot water and gas-fired unit heaters.

The office areas are served by several rooftop packaged, self-contained, air-cooled units with gas heat, cooling-only units, and smaller split system units. The garage area is served by three (3) large Snyder General/McQuay rooftop packaged, self-contained, air-cooled units, each with a gas heating output of 322,000 Btuh, providing substantial quantities of outside air for ventilation via distribution ductwork, in conjunction with roof exhaust fans connected to exhaust ducts dropping to floor level, as required for vehicle maintenance and storage. A carbon monoxide sensing system is employed to control the ventilation rate. Miscellaneous split systems and gas-fired heaters venting to the roof are placed at the garage doors. Other rooftop equipment is from various manufacturers, including Carrier, Lennox, Hastings and Rezzor.

Heating for portions of the building is provided by a central hot water boiler plant on the Mezzanine Level of the building, comprised of two (2) 300,000 Btuh output hot water boilers, oil-fired. Hot water is circulated via two (2) 1-1/2 HP pumps to various duct-mounted coils, unit heaters and cabinet heaters.

### Recommended Options
While the condition of the H&V water piping system is

# Building Evaluation: 1255-75 Newbridge Road

reportedly satisfactory, recommendation of its reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed.

To serve 65,000 sq.ft. of office, cooling capacities in the range of 200 tons-refrigeration would be required, be it via central chiller plant with air handlers in combination with a hot water boiler plant or discrete rooftop air-cooled units with gas heating.

The existing heating plant obviously has limited capacity, as the bulk of the heating requirements (attributable to outside air) are served directly by the gas.

While the condition of the existing equipment appears to be good, its suitability for an office occupancy is marginal, likely requiring new distribution ductwork and provisions for zone control. Further investigation is required to ascertain if the McQuay units serving the garage could be modified to serve offices. Fitout of the building as all office occupancy warrants new rooftop equipment.

*Electrical*

Service is derived from a medium voltage underground utility feeder to a utility pad-mounted transformer serving a customer Cutler Hammer BPS 2,500 ampere service switch feeding a main circuit breaker distribution panel at 120/208V. This provides approximately 650 kw at .9 pf or about 10 w/sf.

Distribution is via pipe and wire run horizontally in ceilings as well as in the slab. Electric closets are not typical with panels mounted in corridors and on walls (flush in finished areas).

There is a 400 kw late model Energy Dynamics diesel generator in an exterior skin enclosure serving lighting and critical power loads via a Russell Electric 1,600 ampere BPS ATS.

A functional fire alarm system with speakers, flow and tamper switches, strobes and smoke detection was observed (the head end was not observed).

Telecommunications is provided via a Verizon SLC 5 with internal batteries in a dedicated Frame Room with fiber access via the Nassau Traffic Network and dedicated lines back to the Police Headquarters.

*Summary*

Electrical infrastructure appeared functional. Life safety systems also appeared functional, but the fire alarm head end needs evaluation.

### Recommended Options

A new program for this building may require revision of the secondary distribution, as feeders are currently home run from their current loads.

*Plumbing*

*Storm Water:* Interior leaders, C.I. hub and spigot piping, site drainage.

*Sanitary:* Cast iron hub and spigot piping, floor outlet water closets, wall-hung urinals and lavatories, wall-hung electric water coolers. ADA toilets.

*Domestic Water:* 4 in. service with RPZ; no meter.

*Hot Water:* Gas-fired hot water heater 225 gallons storage, 500 GPH recovery, pumped HWR.

*Gas:* Rooftop HVAC units, shop unit heaters, 2 boilers, all-welded steel pipe.

*Special:*

- Compressed air system with compressor and receiver.
- Buried gasoline tank with two (2) dispensers.
- Exterior irrigation system for scrubs.

*Fire Protection*

*Standpipe:* None.

*Sprinklers:* 6 in. service, two (2) alarm check valves, fully sprinklered building, siamese connection, no meter.

Halon protection at gasoline dispensers.

*Summary*

Plumbing and standpipe system are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

### Recommended Options

Replace gasoline fuel storage tank and underground fuel piping if not double-wall construction. While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed.

## Environmental

The Main Building of 1255-75 Newbridge Road was constructed in 1995. Ambient Group, Inc. inspected

the subject property on July 15, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports.

*Petroleum Bulk Storage Tanks*
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program. Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property revealed that two (2) gasoline bulk storage tanks exist on-site. Building records were not provided for this facility.

In addition, the facility is required to comply with line items 1 and 2 listed above. Ambient Group, Inc. was not provided with records indicating that periodic tightness testing or monitoring have been performed. Annual costs to perform these operations are estimated to be $500.

*Asbestos Containing Materials*
Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the building is asbestos free.

# Building Evaluation: Grumman Building 5

## Architecture/Interiors/Structural Observations

*General*
The building was built originally as a Research & Development (R&D) office and laboratory building with high security requirements. The building is a very tall one- and two-story structures with up to four mezzanines. The building is clad in brick with horizontal bands of windows. The building has hanger spaces with huge hanger door assemblies. These are very tall and vast column free spaces. The total gross area is 827,546 gross square feet. The roofs are flat and many interrupted by fire division walls There are numbers of MEP equipment on the roofs. The building complex is currently vacant. In its current configuration, the building contains 616,546 useable square feet, yielding an overall building efficiency of 75%.

*Exterior*
The exterior is red/brown brick with short windows run in pairs with decorative brick piers between. The head of the window line is a continuous projected soldier course. The sill of the window line is a continuous projected limestone band. This creates horizontal bands on the facades that is typical for all floors. The windows are clear anodized aluminum frame with insulating glass. They are 18" high and 5'-0" wide x 2 units long. The windows are operable as a hopper type. The floor to floors are higher than normal office space and the underside of structure for the hanger spaces varies from 25-0" to over 50'-0" high that is column free. The roof appears to be a built-up type with a gravel ballast. Walk paths are treated lumber of deck construction resting on protective pads. The roofs appear to be in good condition. The building appears to have been well maintained.

*Structural*
The structure is steel framing non-fireproofed in high bay areas. The roof framing in these spaces are steel trusses. The framing in the mezzanine and other office floors are steel beams and girders. The typical column grid is 20'-0" x 20' -0"with some 20'-0" x 40'-0" in the office areas. This is not an efficient planning module. Many of the individual offices as well as suites of offices were entered and exited thorough man-trap security vestibules. All are currently disabled and most have the doors removed. Whether the perimeter partitions of these spaces were also built with special security materials is not known. There are no architectural and structural drawings available, only CAD facilities plans. The CAD drawings from Art of Form versus the Facilities Group have conflicting information on the number of mezzanines there are and where they are. These need to be reconciled with the actual conditions.

*Core/Interior*
The building has no central core. It has various single stair and single elevator pairs spaced throughout the building footprint. Ideally should have pairs of elevators versus single. The toilet rooms are dispersed adequately throughout the floor areas particularly at office spaces. There are three stairs and one elevator.
Some of the building is ADA compliant. The office areas are carpeted typically and have painted drywall typically with wood paneling in the executive areas. There is extensive use of power poles to bring service from ceiling to floor. All the ceilings are suspended acoustic tile either 2x2 or 2x4 with recessed fluorescent lights of same size. Most lights are lensed but some are deep cell parabolic. There is an IT room with raised floor with distribution air system. There is also a black box room that blocks all external devices from penetrating the space. There is also a full cafeteria and kitchen facility. It has VCT floors in the servery and ceramic tile walls with quarry tile floors in the kitchen. All of the stainless steel food service furniture is in place and excellent condition. The high bay areas typically have painted or sealed concrete floors, painted block or drywall walls and typically pendant mounted high intensity discharge lighting. Some floors have extensive trench grids for services.

*Parking*
Parking is in a vast surface type parking lot. Service is separated from public and employee. Taxi and vehicular drop-off or pick-up for employees and visitors can occur in parking lot at the office employee entry.

*Suitability*
The building's small bay spacing in the typical office floors makes the planning very inefficient. The trussed high bay spaces are extremely tall and does not provide much benefit given the volume. The huge hanger doors should be replaced with more appropriate ones. More daylighting should be provided in the inner large open office areas and possibly at key places on the exterior wall. If the program merited it, one could floor over some of the high bay spaces for more area and with a better planning module.
Storage for other county departments could be easily provided here in addition to the program for a public safety center.

### Recommended Options
In the Consolidation Scenario, Building 5 is contemplated as the future location of the county's Public Safety Center. In this scenario, the existing Vehicle

Maintenance functions housed in nearby Hangar 7 would remain in that location.

## MEPS

### *Mechanical*

The is served by a multitude of mechanical systems.

Multiple refrigeration machines (chillers) scattered throughout the building serve the building's cooling requirements. These chillers utilized once-through well water for heat rejection. The wells have been decommissioned and filled, and a two-cell 1,000 TRS cooling tower was installed on the roof to provide recirculating condenser water for one (1) or two (2) chillers providing 500 to 1,000 TRS. A portion of the existing office space is served by air-cooled rooftop equipment; in addition to numerous air- and water-cooled packaged and split systems; the bulk of the office is served by decommissioned chillers (i.e., no condenser water). The air handlers serving the office areas were located in rooftop Penthouses, and in Mechanical Equipment Rooms within the building.

The existing air handling equipment, while reportedly operational, is antiquated, utilizing pneumatics for automatic temperature controls; fan and coil condition could not be observed.

Heating for the building is provided by an independent Central Steam Plant South of the building. This plant is reportedly owned and operated by Northrup Grumman, with steam purchased to supply Building 5. Though capacity of the supply is unknown, it is reportedly adequate for the building as configured.
Various mechanical systems serve the open hangar areas.

#### Recommended Options

While the condition of the various HVAC piping systems is reportedly satisfactory, they are not in operation and recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. This is particularly the case for the defunct well-water piping system. In light of the foreseen program use for this building, it is likely that new mechanical equipment and its distribution ductwork and piping will be provided.

To serve 300,000 sq.ft. of office, cooling capacities in the range of 1,000 tons-refrigeration would be required, be it via central chiller plant with air handlers or discrete rooftop air-cooled units with steam heating. The balance of the building would require mechanical systems suitable for the programmed use, i.e., the vehicle maintenance area would require ventilation and exhaust at the rate of not less than 1 cfm/sq.ft. with heating on the order of 75 mbh/1,000 sq.ft. and, if required, cooling on the order of 6 TRS /1,000 sq.ft.

Redundancy of Mechanical Equipment which would be warranted to support specific critical functions such as EOC and Data Center Operations, would likely include N+1 for any rotating equipment, and bulk water storage to sustain the facility's commensurate cooling and occupancy support systems.

The real estate issue regarding the steam plant must be resolved. For purposes of this report, it is assumed that the building will continue to purchase steam from the current supplier (Northrup Grumman) rather than construction of a new boiler plant to serve the building.

### *Electrical*

The facility is served by underground double-ended, medium voltage feeders that serve two (2) utility-owned substations with manual transfer switches for a "tie" capability. The utility side is 13.8 kv to 4,160/2,400V on load side with a 5,000/7,000 kva transformer and a 3,750 kva transformer at Column Line H-35. However, both of these transformers have their respective loads served through 600A switches. Additionally, another 13.8 kv underground double-ended utility feed comes up to the building, at Column Line J-9 serving a "2+2" switchgear lineup (most likely 600A switches), with a "tie" switch between the pairs feeding four (4) subfeeders terminated in junction boxes near the Cafeteria, which may be available to serve future substations. There is ample space for additional transformers. LIPA owns the substations (13.8 kv to 4,160V), the 4,160V distribution is by Nassau County. This is a mostly industrial use facility and as such ample space for electrical equipment is available.

Service capacity is approximately 7.8 MW of .9 pf. This provides in excess of 11 watts/sf.

Distribution is primarily pipe and wire with some free air cabling. All distribution is horizontal in or under the ceiling or above roof. Office loads are served via pipe in wire-hung ceilings with power poles or limited surface-mounted raceway on office floors. Electric closets are not typical. Power is brought to panels mounted on walls where required (flush-mounted in offices). 4,160V to low voltage is accomplished in substations

# Building Evaluation: Grumman Building 5

along perimeter walls.

There is kwh metering available at the two (2) utility substations with submetering on the 9 (3+6) subdistribution circuit breakers.

There are four (4) generators (1950's to 1960's Allis Chalmers). The capacity is 125 kva, 75 kva, 75 kva and 156 kva, respectively, for Generators No. 1 through 4. Generators No. 1 through 3 are 120/208V, and No. 4 is 277/480V. They are all 6-cylinder in-line diesels that run at 1,800 rpm. The generators are located indoors at Column H-31 near the incoming utility substations. 1 has a 400A ATS; the rest use 200A ATS's.

There is no viable fire alarm system.

We did not observe any lightning protection.

No telephone lines incoming. The site is 500 ft. from train tracks and a possible double-ended fiber pathway. Additionally, the facility can possibly use Nassau County traffic system fiber, but with only limited fiber availability.

*Summary*

The building has excellent service infrastructure, with potential to handle any number of programs for a future build-out. The distribution from the county-owned 4,160 volt substations, through the low voltage distribution, is a out of date and beyond its useful service life, and provision must be made to demolish same, as well as replace it with the infrastructure required to address specific programmatic needs. The emergency power system is also inadequate and beyond its useful service life. The life safety and communications systems are nonexistent.

Recommended Options

The service infrastructure provides an excellent starting point to create the required distribution infrastructure for even the most sophisticated "hardened" technology space, like a secure EOC, a large critical Data Center or 911 Call Center. In any possible programmatic scenario, it is likely that the low voltage distribution would be provided as "new work." The emergency, life safety and communications systems would also most likely be provided as "new work." Since the single most costly infrastructure item, for all trades, could be utility company "excess service," this facility has great potential for anything from a collocated general office program to the most sophisticated "hardened" technology application.

*Plumbing and Fire Protection*

*Services:* 4 in. domestic metered water service from the municipal water main.

Sanitary lift station working in conjunction with transfer lift stations and pumping to the municipal sewer line.

Gas service has been disconnected from utility main at street connection.

Storm drainage is by way of site dry wells.

Fire protection has two (2) outdoor storage tanks (200,000 gallons and 250,000 gallons). The tanks are steam heated. A diesel fire pump provides the pressure requirements to the site distribution system and, at present, supplies adjacent site with fire protection. Storage tanks have 2 in. domestic water make-up connections.

Well water site system has been terminated.

*Building:* Plumbing toilets (80 rooms ±), sinks and water fountains are piped with potable and non-potable (well water) supply. The well water system has been abandoned and at present all Toilet Room water closets and urinals are without water supply (except for two [2] temporary toilets which have connections to domestic water).

Hot water requirements are provided by a 500-gallon steam heated storage type heater (42 in. diameter x 90 in. long); heater is fairly new.

Cafeteria requires gas for ranges, ovens, etc.

*Summary*

The building's original domestic water distribution system has been replaced and is in fairly good condition. The original well water (nonpotable) piping system has also been upgraded and is reportedly in good condition. All remaining systems (sanitary, storm water, gas and fire protection) are reportedly in good condition. The building is fully sprinklered with minor exceptions.

Recommended Options

To confirm the viability of reusing existing piping, it is recommended that physical testing, including ultrasonic and destructive metallurgical tests, be performed on the various existing piping systems.
The domestic water service must be reinforced to allow water distribution to the water closets and urinals previously supplied from the well water system.

Well water piping distribution will be used.

The fire protection site loop should be connected to the municipal water main and distribution to other sites should be terminated.

Gas service should be reconnected if required.

Toilets should be provided with water conservation supply trim and fixtures and, where necessary, ADA toilets should be provided.

Sprinkler system modification should be implemented as required by architectural subdivision of space, including new distribution and branch piping.

*Vertical Transportation*
As a general overview, the existing elevator configurations would most likely not provide the desired level of service required to facilitate the new operations. In both commercial and governmental buildings, single elevator applications are not considered an acceptable design standard.

It is generally recommended that a minimum of two (2) elevators in each selected location be provided to insure consistent reliable elevator service under almost all conditions, including regular maintenance, repairs and equipment malfunctions.

A thorough review of each existing elevator would be required to determine whether or not it would be possible to retain and reuse a portion of the system or if all new equipment should be installed.

## Environmental

The Main Building at Grumman - Building 5 was constructed in 1929. Ambient Group, Inc. inspected the subject property on July 3, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports.

*Petroleum Bulk Storage Tanks*
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program. Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property revealed that no petroleum bulk storage tanks exist at this facility.

*Asbestos Containing Materials*
Based on Ambient's site inspection and review of a March 12, 2002 memo provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property, "it is believed that asbestos is present in various materials throughout this building, however, the condition is such that it does not need to be abated, unless the work needed for occupancy will impact these materials."

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition. Pricing related to asbestos abatement will provided in a separate summary table that will include all the properties identified in the relocation project.

*Presumed Lead Based Paint*
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough

investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

*Deferred Maintenance*
Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.

In addition, Ambient recommends that any lead-based paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.

# Building Evaluation:
# 100 Main Street

## Architecture/Interiors/Structural Observations

*General*
The building was originally a bus terminal and was renovated as a core & shell office building several years ago. It is a ribbed concrete block building two stories above grade and one story below grade. The building is freestanding with windows on all facades. There is a skylight atrium in the center of the plan with a through passage between Main Street and the parking lot in the rear. Access to the building is level with the sidewalks. The roof is flat with a surrounding parapet. The building plan is a rectangular shape. It was stated that the useable total area is 120,000 usf with a loss factor of 13.5%. With the exception of one or two retail tenants on the 1st floor and one office tenant on the 2nd floor the building is vacant. No architectural and structural plans were available.

*Exterior*
The exterior is a simple non descript modern design of light gray ribbed concrete block walls with large glass storefront at grade with a series of punched windows and continuous strip windows on the 2nd floor. There are awnings over the storefronts on the 1st floor. The windows are all insulated glass and appear clear. They are 6'-8" high x 4'-3" wide with a 33" sill height. The windows swing in for cleaning and ventilation. There are unsecured handles (one per unit) that open the windows presently. It was stated that all the windows are being replaced. The unoccupied tenant spaces are gutted with some distribution ductwork and sprinkler piping in place. The underside of structure is typically hidden from view by a plaster and lath ceiling that appears to be fireproofing for the structure which is steel beams and open web joists. The floor and roof utilize metal decking. If the building requires fireproofing, the interior build-out will require a lot of openings in and patching of the existing plaster ceiling. The roof is a relatively new replacement bituminous type with no ballast and appears in good condition. There are a lot of MEP units and penetrations upon the roof. The counter flashing at the parapet is original and a little beat up, bent and wavy. The back of the parapet and top coping are integral and appears to be precast or cement stucco.

*Structure*
The structure is a steel framed building. The spacing of the columns are fairly close together. Beams and joists are small at the roof (around 12" to 14" deep). Open web steel joists frame into the beams/girders. The column spacing is small and would limit interior planning flexibility. Some penetrations through the slab for ductwork and kitchen exhaust are not sealed properly to create a 2-hr rated separation.

*Interiors*
The building has its lobby, a skylit atrium of quarry tile floors, painted drywall partitions and beam enclosures, with exposed ceilings with downlights and adjustable track lighting. The elevator and an open stair serve as access to the other floors. The roof is access by fire stair. The one occupied tenant office space is a health center and was fitout not long ago. It meets ADA, but the other tenant spaces are require full fit-out. The toilets currently are not public. They are located within the tenant spaces and also require full fit-out and compliance with ADA. The building is sprinklered. The basement is built full plan . To occupy this space, an interior fit-out is required. It is windowless and not good for long term office functions. It might serve for storage, or intake HHS activities due to the open stair leading down from the open daylighted lobby.

*Parking*
Parking is available in a parking lot at the rear of the building. Taxi and vehicular drop-off or pick-up for employees and visitors could occur in the front street or in the rear parking lot.

*Suitability*
The building is not the caliber of a government building in service, durability and quality issues.
The column spacing is not that efficient for office work.

### Recommended Options
Due to its location in Hempstead and its accessibility to transit and parking, it is recommended that, along with 40 Main Street, 100 Main Street be considered as a potential location of a consolidated center either for all HHS Intake functions or for all HHS administrative functions.

## MEPS

*Mechanical*
The 125,000 ± sq.ft. facility, offering 52,000 sq.ft ± of 2nd Floor area and some Basement area, is served by rooftop air conditioners and perimeter steam heat. Multiple rooftop self-contained, packaged, air conditioning units scattered throughout the roof of the building serve the building's office area cooling requirements. The space is devoid of duct distribution and would either require connection of new distribution to the existing or new rooftop units.

The existing equipment, while reportedly operational, is somewhat dated, though equipment age was not identified.

Heating for the perimeter offices in the building is provided by steam supplied by the building to existing baseboard finned tube convectors below the windows. Though capacity of the heating elements is unknown, it is reportedly adequate for the perimeter offices of the building as configured.

### Recommended Options

While the condition of the various HVAC systems is reportedly satisfactory, they were not in operation at the time of the observation and recommendation of their reuse would require that condition analyses be completed. It is assumed that satisfactory operation and maintenance of the heating and cooling systems is guaranteed by the Landlord.

In light of the foreseen program use for this building, at a minimum, new distribution ductwork will be required.

Should new cooling infrastructure and fitout systems in total (which is recommended) be provided for office use, it is anticipated that the cooling capacity required is approximately 175 TR's. It is envisioned that the new systems would be rooftop self-contained, air-cooled, variable air volume, air conditioning units with gas heating, although other options, such as Tenant installed and operated central chiller and boiler plants with air handlers on the rooftop, are possible.

### *Electrical*

The electrical service is presently provided via a utility service take-off from Main Street through a customer 5,000A Pringle "open-front" BPS, without overcurrent protection. This switch serves an unmetered wiring trough and an unmetered bus with numerous house and Tenant CT cabinets and switches. There is a new Service Room under construction with a 4,000A BPS service switch serving house and Tenant CT cabinets and secondary switches in this Basement Service Room, as well as Tenant CT cabinets in a 2nd Floor Electrical Room and secondary switches that reside in a 3,000A switchboard. The service is 120/208V, providing approximately 1.3 MW at .9 pf, connected, assuming the existing service will be abandoned when the new service is operational. This allows for in excess of 10 w/sf.

Distribution is via pipe and wire feeders and subfeeders from the service and 2nd Floor Electrical Rooms. There is no emergency generator; however, there was battery backup egress lighting in the core-and-shell spaces.

No lightning protection was observed.

The fire alarm system being installed is an Edwards EST fully addressable system with speaker and strobe coverage throughout core-and-shell spaces, as well as full smoke detection. Provision has been made for Tenants to tie in their own Edwards subpanels and "Sillent Knight" strobe drivers. Pull stations were observed in the appropriate locations.

Access to fiber was observed in built-out Tenant telecommunications closets.

### *Summary*

The building appears to be in the process of being adequately "fit out" for retail, office and other commercial Tenant applications. Service, telecommunications and life safety systems will be adequate for the applications stated above.

### Recommended Options

This location may not be suitable for a hardened technology program but could work for "plain vanilla" offices.

### *Plumbing*

The existing building is a gut rehab. Owner is providing core Toilet Rooms which conform to ADA requirements. There is existing no-hub C.I. horizontal storm water piping at ceiling of the vacant space. Tenant will be required to generate any domestic hot water they would require. Gas is available and at present is supplying HVAC rooftop units. A central Gas Meter Room is located in the Basement and a 6 in. service is supplying a header with future meter tapping. The domestic water service is 6 in. and a 4 in. RPZ is installed. The domestic service at present is also serving a sprinkler system and this will be terminated. The Owner will provide sanitary, vent and domestic water connection to the vacant area. As required by the Tenant, gas piping to the roof unit required to Tenant space will be by Tenant.

### *Fire Protection*

The existing building will be completely sprinklered (work in progress). 6 in. service is installed with an alarm check valve and areas are subdivided and water flow indicators are provided.

# Building Evaluation:
# 100 Main Street

Fire extinguishers are installed in hallways.

*Vertical Transportation*
Three (3) elevators in three (3) different locations serve the building. One (1) hydraulic passenger elevator serves Floors 1 and 2 and one (1) hydraulic passenger and one (1) service elevator to be installed serve Floors 1, 2 and the Basement.

As a general overview, the existing elevators would likely provide the desired level of service required to facilitate the new operations.

# Building Evaluation:
# i.park
# (1111 Marcus Avenue)

## Architecture/Interiors/Structural Observations

*General*
The building was formerly a defense plant for Lockheed Martin and was renovated as a core & shell building several years ago. No real infrastructure distribution is in place. It is a brick one-story above grade building. The building is freestanding with windows on all facades. There are rooftop glass block monitors that allow large amounts of light into the building. The windows are are large continuous strips. The roof is flat with a surrounding parapet and the condition is unknown. Access to the building is level with the grade. The building plan is a rectangular shape. It was stated that the gross total area is 1,400,000 gsf with a total user need of between 300,000-500,000 gsf. The loss factor is minimal. No architectural and structural plans were available.

*Exterior*
The exterior is a simple non-descript modern design of brick walls spandrels and large strip windows with rounded corners in plan. The windows are all insulated glass and are energy efficient. The unoccupied tenant spaces are gutted for full tenant fit-out requirements. The glass block roof monitors are energy efficient and allow for good daylighting.

*Structure*
The structure is a steel framed building. The spacing of the columns are 40'-0" x 80' -0" with steel truss framing. This allows for very flexible planning options and is a great benefit. The clear height of the interior spaces is 16'-0" to 17'-0" to the underside of structure. This would allow for up to 16'-0" high ceilings. This provides great flexibility for shop, bulk storage and vehicular uses for police functions. Some mezzanines are possible.

*Interiors*
The building is currently gutted and requires a full fit-out.

*Parking*
Parking is available in a parking lot near the building. Taxi and vehicular drop-off or pick-up for employees and visitors could occur in the front or in the parking lot.

*Suitability*
The building is ideal to house the variety of police functions due to the column grid and height to underside of structure that allow for great flexibility. With the space gutted it allows for optimum program planning.

### Recommended Options
It is recommended that i.park be considered as a potential location for a new Public Safety Center. Since i.park has other tenants in a portion of the building, provision for separate entry and exit from the building, in addition to secure access to a delineated parking area should be part of any Public Safety plan for the building. The adjacent non-office building should be considered for those parts of the program not ideally suited to the office building, namely the Police department's garage and evidence storage functions.

## MEPS

*Mechanical*
The shell-and-core facility offers approximately 300,000 sq.ft. in a portion of the single-story main building on one contiguous floor and approximately 150,000 sq.ft. in a separate detached single-story building. Both spaces are devoid of mechanical, electrical and plumbing services; sprinklers, of original vintage, have been left in place, but are not intended for reuse.

### Recommended Options
Pending programming for each of these spaces, it is anticipated that the main building space would serve the office-type occupancies, perhaps including the EOC, and the separate building would serve the vehicle maintenance and storage functions.

New HVAC infrastructure and fitout systems in total are required for both spaces. It is anticipated that approximately 1,000 TR's are required for the 300,000 sq.ft. office-type occupancy, envisioned by the building's developer to be rooftop self-contained, air-cooled air conditioning units with gas heating, although other options, such as central chiller and boiler plants with air handlers on the rooftop or in Penthouses, are possible.

Redundancy of mechanical equipment which would be warranted to support specific critical functions such as EOC and Data Center Operations would likely include N+1 for any rotating equipment, and bulk water storage to sustain the facility's commensurate cooling and occupancy support systems.
The portions of the separate building serving the vehi-

cle maintenance and storage will require large quantities of outside air for ventilation at the approximate rate of 1 cfm per sq.ft., controlled via a carbon monoxide monitoring system. Heating capacity for this air would be in the range of 75 MBH per 1,000 sq.ft. of area served. Cooling, should it be provided, would be in the range of five 5 to 6 TR's per 1,000 sq.ft. Heating and cooling for the balance of the building use as office-type space) should be congruent with that described for the main building, approximate capacity of 3 TR's per 1,000 sq.ft.

*Electrical*
The building is a primary utility customer with three (3) of their own 10 MW transformers emanating from two (2) overhead and one (1) underground 69 kv feeders, set up in an "N+1," N = 2 configuration. The power is distributed throughout the building at 2,400V for distribution to the Tenants at 480/277V substations with double-ended feeders (it must be verified that the double-ended feeders emanate from separate 10 MVA transformers, and that there is an operational "tie system" for use with the N+1 transformer). This equates to 20 w/sf or 10 w/sf when 2N redundant. The space must be built out beyond the substations. The Lessor is installing a life safety generator for the fire alarm system and fire pump.

The fire alarm system is an Edwards EST, fully addressable with core-and-shell pull stations, full smoke detection, speakers, strobes and water flow; there is provision for Tenant tie-in.

*Summary and Observation*
The building provides an excellent service infrastructure for any "hardened/redundant" electrical distribution program.

*Plumbing*
Existing building is a shell-and-core facility. The Owner is providing core Toilet Rooms. There is metered water services with RPZ protection and sanitary underground piping. Venting terminations through roof will be as required by the Tenant. Gas is available, and metered connections will be provided by the Owner.

The Tenant will be required to connect to existing metered domestic water and gas outlet and to underground sanitary piping. The Tenant will also generate their own domestic hot water.

*Fire Protection*
Existing building is fully sprinklered and water source is by way of a site loop with a fire pump providing increased pressure. The Owner will maintain existing water entry points with entry alarm check valves. The Owner will replace existing 3/4 in. sprinkler piping with 1 in. size.

*Summary*
Building provides services for flexible Tenant requirements.

## Environmental

*Asbestos Containing Materials*
Based on information provided by the developer of i.park, the facility is asbestos free.